176.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,200 / 753,200
					USE VALUE:	753,200 / 753,200
					ASSESSED:	753,200 / 753,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAMASWAMY POORNIMA T
Owner 2:	
Owner 3:	
Street 1:	73 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIS COREY L -
Owner 2:	GERO CHRISTOPHER -
Street 1:	73 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,937 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1954, having primarily Vinyl Exterior and 2230 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5937.000	334,500		418,700	753,200
Total Card	0.136	334,500		418,700	753,200
Total Parcel	0.136	334,500		418,700	753,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.76 | /Parcel: 337.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118866
GIS Ref	
GIS Ref	
Insp Date	09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,100	0	5,937.	418,700	650,800	650,800	Year End Roll	12/18/2019
2019	101	FV	200,300	0	5,937.	412,700	613,000	613,000	Year End Roll	1/3/2019
2018	101	FV	216,400	0	5,937.	317,000	533,400	533,400	Year End Roll	12/20/2017
2017	101	FV	206,000	0	5,937.	299,100	505,100	505,100	Year End Roll	1/3/2017
2016	101	FV	206,000	0	5,937.	275,100	481,100	481,100	Year End	1/4/2016
2015	101	FV	205,000	0	5,937.	257,200	462,200	462,200	Year End Roll	12/11/2014
2014	101	FV	205,000	0	5,937.	236,900	441,900	441,900	Year End Roll	12/16/2013
2013	101	FV	205,000	0	5,937.	236,900	441,900	441,900		12/13/2012

!13811!

PRINT

Date	Time
12/11/20	03:42:53

LAST REV

Date	Time
09/09/20	09:40:01
apro	
13811	

USER DEFINED

Prior Id # 1:	118866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS COREY L,	69511-346		6/28/2017		590,000	No	No		
SPINA ALBERT E	40140-339		7/25/2003		359,900	No	No		
	8376-290		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	782	Addition	147,000	O				2nd fl addit w/mas
7/19/2018	1010	Insulate	1,381	C				
3/25/2010	226	Add Bath	40,500					CREATE MASTER BATH
6/11/2004	562	Wood Dec	1,800	C		G6	GR FY06	10X12
5/18/2004	387	New Wind	12,510			G6	GR FY06	8 REPL WNDWS 1 FRT
10/23/2001	784	Re-Roof	4,000	C				
6/3/1993	240	Siding	4,500					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
2/28/2018	SQ Returned	MM	Mary M
12/18/2008	Info At Door	372	PATRIOT
3/21/2005	Permit Visit	BR	B Rossignol
10/25/2003	MLS	HC	Helen Chinal
12/22/1999	Meas/Inspect	243	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5937		Sq. Ft.	Site		0	70.	1.01	6									418,678						418,700	

Total AC/HA: 0.13629 | Total SF/SM: 5937 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 418,678 | Spl Credit | Total: 418,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23333335
Const Adj.:	0.99989998
Adj $ / SQ:	117.155
Other Features:	110750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410874
Depreciation:	76423
Depreciated Total:	334451

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

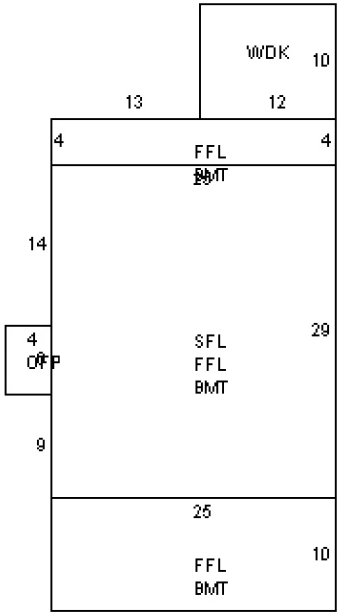
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.87
Special Features:	0	Val/Su Net:	110.80
Final Total:	334500	Val/Su SzAd	185.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,075	45.690	49,117
FFL	First Floor	1,075	117.150	125,942
SFL	Second Floor	725	117.150	84,937
WDK	Deck	120	14.330	1,720
OFP	Open Porch	24	44.000	1,056

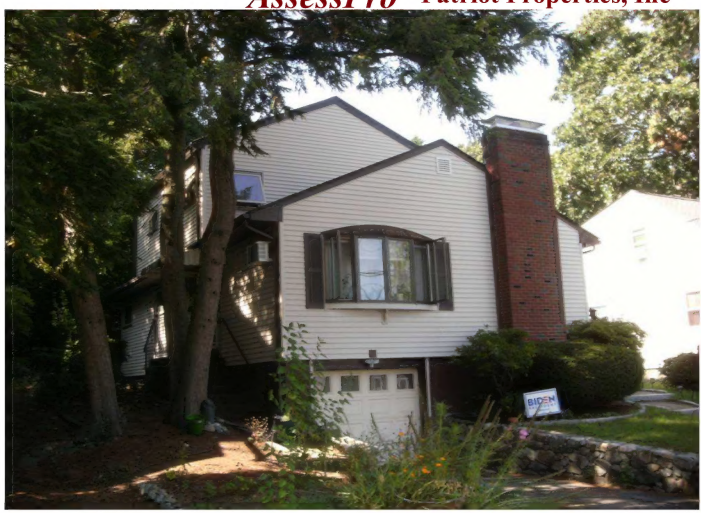
Net Sketched Area:	3,019			Total:	262,772
Size Ad	1800	Gross Are	3019	FinArea	2230

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	